



GRASSROOTS
REALTY GROUP

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7005 112 Street
Grande Prairie, Alberta

MLS # A2229510



\$334,900

Division:	Pinnacle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,228 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air
Floors:	Laminate, Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RC
Utilities:	-

Inclusions: Blinds in bedrooms, living room & patio door drapes, TV in living room

Welcome to this stylish and well-maintained half duplex with an attached garage, offering comfort, functionality and modern updates. Inside, you'll find a warm and inviting space with neutral tones throughout. The kitchen is bright and airy with white cabinets, stainless steel appliances, a functional island, and an open layout flowing into the cozy living room with a gas fireplace. The dining area offers direct access to the landscaped backyard—complete with a freshly painted fence—perfect for relaxing or entertaining. A trendy half bath and access to the basement and garage complete the main floor. Upstairs features three bedrooms including the spacious primary, a full main bathroom, and the convenience of upper floor laundry. The basement is open and ready for your future development ideas. Enjoy big-ticket upgrades including a brand-new furnace, central air conditioning, and a new sump (with backup pump). This home blends tasteful design with smart updates—ready for you to move in and enjoy!